



Department of
Toxic Substances
Control

*The Mission of
the Department of
Toxic Substances
Control is to
provide the highest
level of safety, and
to protect public
health and the
environment from
toxic harm.*



State of California



California
Environmental
Protection Agency

Fact Sheet, March 2008

Sierra Terrace Cleanup Plan for arsenic and lead available for review

A draft Removal Action Plan (RAW) to remove soil contaminated with arsenic and lead at Sierra Terrace is available for public review and comment. The RAW also includes plans for the installation of plastic liners and subsurface venting systems below new residential homes before they are built. These systems will protect indoor air from potential soil gas vapors containing volatile organic compounds. The Department of Toxic Substances Control (DTSC) has reviewed the draft RAW, that was submitted by the Sierra Terrace development group. Sierra Terrace is along East Berryhill Road immediately west of the intersection of East Berryhill and East Main Street in Grass Valley, California. Please see the map on page two.

This Fact Sheet provides a brief summary of:

- Why Action Is Necessary
- History and Operations
- Environmental Investigations
- Proposed Cleanup Options
- Safety & Dust Control During Cleanup
- Proposed Transportation Route for Trucks
- California Environmental Quality Act
- Next Steps
- Where to Find the Documents
- Who to Contact for Information

Why Action Is Necessary

There is no immediate health risk because the public is not currently exposed to the hazardous constituents that are located on site. However, because exposure to elevated levels of lead, arsenic and volatile organic chemicals can cause adverse health effects, the contaminated soil will be removed and subsurface liners and passive venting systems will be installed to protect the future residents living in homes proposed for the Sierra Terrace site. DTSC will oversee the installation of the subsurface liners and passive venting systems. Also, DTSC will oversee the removal action to make sure that it is performed in a way that does not harm people or the environment.

PUBLIC COMMENT PERIOD

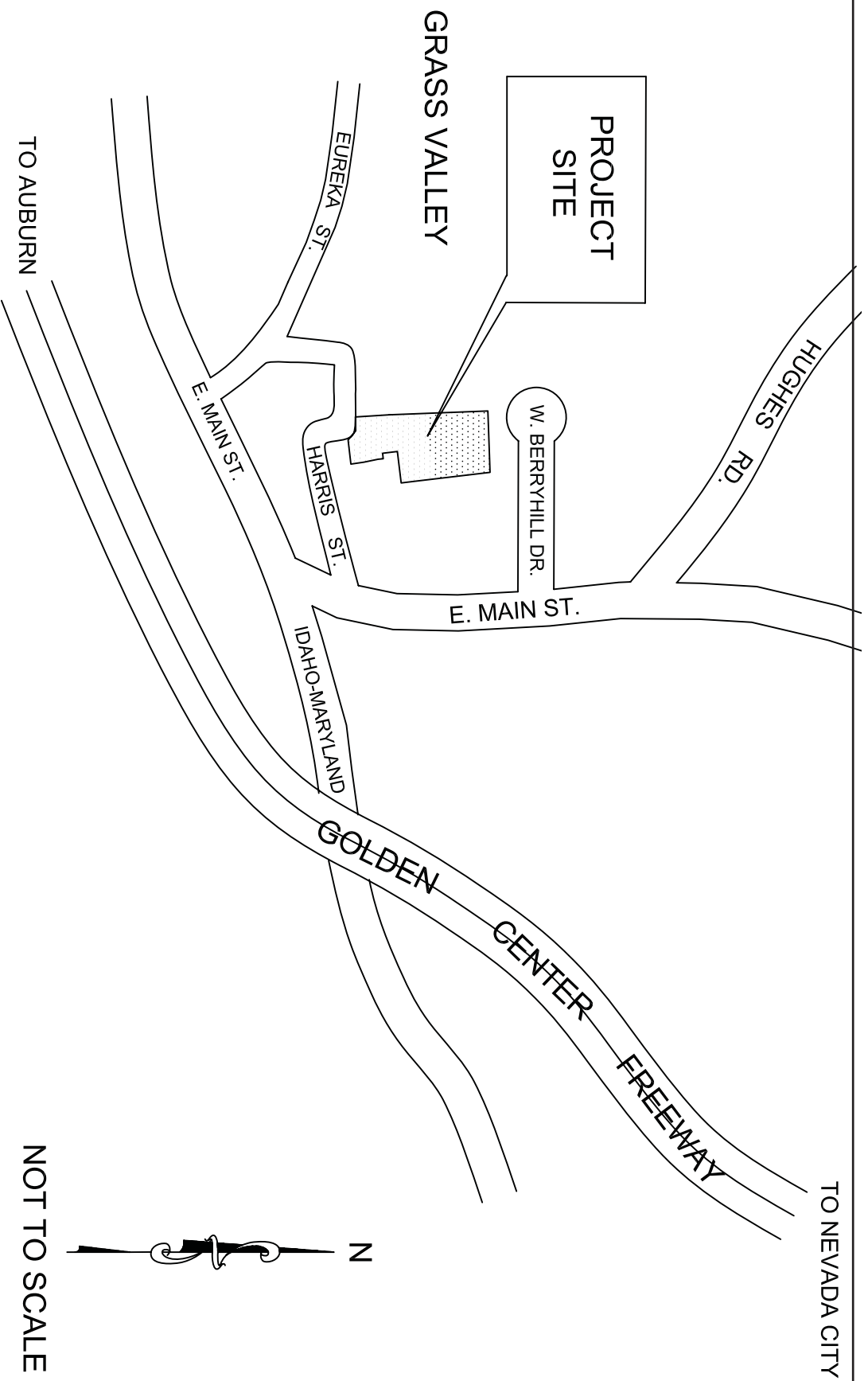
March 14 to April 14, 2008

Your participation is encouraged. The draft RAW and other related project documents for this site are available for review and public comment at the locations listed on page three. We will make a final decision after all public comment has been reviewed and considered. Please submit written comments by U.S. Mail postmarked by April 14, 2008; or by e-mail before the deadline date no later than 5 p.m. to:

Jim Rohrer, Project Manager, DTSC,
8800 Cal Center Drive, Sacramento CA 95826

E-mail to JRohrer@dtsc.ca.gov

Si desea información en español, comuníquese con Jesus Cruz al número gratis
1-(866) 495-5651



SITE LOCATION MAP
PROPOSED SIERRA TERRACE
APN 08-170-69
NEVADA COUNTY, CALIFORNIA

History and Operations at Sierra Terrace

From 1862, to the late 1880s or early 1890s, the Hills Sulphuret Works conducted gold processing operations on the southeastern portion of the property and deposited tailings on the Sierra Terrace property. This facility used a then state of the art chemical and roasting process to recover gold from heavy metal and sulfur minerals. This process produced tailings consisting of purplish red or maroon fine or silty sand. The top two to four feet of soil usually contains these tailings with elevated levels of arsenic and lead.

Environmental Investigations

During the soil investigations conducted from September, 2005 through March, 2006, elevated concentrations of arsenic and lead were found in shallow soil throughout the southern third of Sierra Terrace. Oily waste at higher than acceptable levels was also detected in a few samples collected from areas at the northern half of the site. Soil gas samples were collected from locations along the northern border and eastern border of the site to assess the potential for volatile organic compounds to move with soil gas from an off-site source located east of the site. The detected soil gas concentrations of tetrachloroethene, trichloroethene, and benzene indicate the potential for risk to future residents. The off site source is being investigated by the Central Valley Regional Water Quality Control Board.

Proposed Cleanup Options

The following three cleanup options have been considered for this site:

Alternative 1 – No Further Action

Alternative 2 – Consolidation of some waste underneath a projected new street with a deed restriction to protect it from future disturbance; dig up other more hazardous waste and ship it for off-site disposal

Alternative 3 – Removal and Off-Site Disposal

Based on careful analysis of the options, the Draft RAW recommends excavation and removal because it protects human health and the environment, is permanent and has a reasonable cost. Details of the

removal action alternatives are listed in the Draft RAW.

If DTSC approves Alternative 3, the contaminated soil will be dug out using a backhoe and shovels, as necessary. The soil will be either temporarily stockpiled or loaded directly onto trucks and taken off-site to be disposed at a licensed facility. The soil will not be stockpiled on the site for long duration. After the contaminated soil is removed, samples will be taken to confirm that the contamination is gone.

Special provisions to protect from contaminated soil vapors

To avoid risk to future residents, as part of the Draft RAW, DTSC will require liners composed of high density polyethylene and horizontal venting systems be installed below the locations where new homes will be built to prevent the movement of tetrachloroethene, trichloroethene, and benzene vapors into those homes. As a result of the requirements, the new home properties will have a deed restriction requiring all increases in floorspace to install liners and venting systems beforehand.

Safety & Dust Control during Cleanup

The following actions will be implemented during this process to ensure public safety and minimize dust:

- Installing temporary fencing with wind-screens for security and dust control
- Driving all vehicles at slow speeds while on the property
- Spraying of work areas with clean water to control dust
- Securing trucks with covers before they leave the site
- Brushing truck tires entering and existing the site to remove soil and debris
- Monitoring the air at the site to ensure the amount of dust and volatile chemicals stays at safe levels

Proposed Transportation Route for Trucks

About 3,520 cubic yards (or about 4,576 tons) of soil will be removed and taken off-site for disposal. DTSC anticipates that about 180 truckloads will remove the contaminated soil from the site. Trucks leaving the site will travel south on Main Street and then enter California Highway 49. The soil will be taken to a state approved disposal facility. The cleanup process is expected to take about three weeks.

California Environmental Quality Act

In compliance with the California Environmental Quality Act (CEQA), DTSC has prepared a draft Notice of Exemption (NOE) for this project. The NOE states that the proposed cleanup will not have a significant negative effect on human health and the environment because of short duration, relatively small amount of contaminated soil to be removed, and the controlled way in which the contaminated soils will be dug out, loaded onto trucks and taken away to an approved/permitted facility for disposal.

Next Steps

At the close of the Public Comment Period, DTSC will review and consider any public comments and make any necessary revisions to the draft RAW before final approval. Also, a Response to Comments document will be mailed to everyone who makes a comment and provides their name and address. The soil removal is expected to take place in May 2008, and should take about three weeks. After the cleanup process is completed, soil testing will be conducted to confirm cleanup goals have been achieved and a final completion report will be submitted to DTSC for review and approval.

Where to Find the Documents

The Draft RAW and other related documents for Sierra Terrace are available for review at the following locations:

The Grass Valley Public Library – Royce Branch
207 Mill Street, Grass Valley 95945

Phone: (530) 273-4117

Department of Toxic Substances Control

Regional Records Office
8800 Cal Center Drive
Sacramento, CA 95826

Contact: Bobbi Jensen at (916) 255-3658 or at BJensen@dtsc.ca.gov to make the necessary arrangements

Hours: 8 a.m. – 5 p.m. Monday – Friday

Site documents are also available at www.envirostor.dtsc.ca.gov. Once on the DTSC web site, type in “Grass Valley” and click on “get report”. Scroll down and click on “report” for Sierra Terrace.

Who to Contact for Information

If you have any questions about the project or cleanup activities, please contact:

Jim Rohrer
DTSC Project Manager
(916) 255-3709

JRohrer@dtsc.ca.gov

Nathan Schumacher
DTSC Public Participation Specialist
Toll Free (866) 495-5651 or (916) 255-3650

NSchumac@dtsc.ca.gov

Media Inquiries:

Jeanne Garcia
DTSC Public Information Officer

(818) 717-6573
JGarcia1@dtsc.ca.gov

Notice to Hearing-Impaired Individuals

You can obtain additional information about the site by using the California State Relay Service at 1 (888) 877 5378 (TDD). Ask them to contact Nathan Schumacher at (916) 255-3650 regarding the Sierra Terrace project.